

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, MAY 3, 2005, AT 10:00 A.M.
Council Chambers
202 C Street, San Diego, CA 92101**

Roll Call

Non-Agenda Comment: Members of the public may address the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. To order information or request an agenda in an alternative format, or to request a sign language or oral interpreter for the meeting, please call the City Clerk's Office at least five working days prior to the meeting at 533-4000 (voice) or 236-7012 (TT) to ensure availability. Assistive Listening Devices (ALDs) are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting. A closed caption monitor is available, upon request.

Internet Access: www.san.diego.gov/redevelopment-agency

Adoption

1. **South Block Lofts-Amended and Restated Disposition and Development Agreement with Oliver McMillan, LLC & Review of Basic Concept/Schematic Drawings-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project. Joint Public Hearing (District 2)**

(RA 2005-122)

Approve a Proposed Amendment and Restated Disposition and Development Agreement with Oliver McMillan, LLC.

(RA 2005-121)

Certify that the Agency has reviewed and considered the Master Environmental Impact Report and the Secondary Study with respect to the Proposed Amendment and Restated Disposition and Development Agreement with Oliver McMillan, LLC.

(RA 2005-120)

Approve the Basic Concept/Schematic Drawings for the proposed project.

See Centre City Development Corporation Report nos. CCDC-05-11, and CCDC-05-05, dated, April 27, 2005.

Council Companion Item no. 333

Staff: Eli Sanchez 533-7121 Atty: Rachel Witt

Auditor Certificate Number: See AC 2400756

Adoption

2. City Heights Square Office and Retail Project Disposition and Development Agreement. (District 3)

(RA 2005-129)

Subitem A. Certifying that the information contained in Mitigated Negative Declaration (MND) No. 40960 has been completed in Compliance with the California Environmental Quality Action (CEQA) and State CEQA Guidelines, and that said MND reflects the independent judgment of the City of San Diego Redevelopment Agency. Adopting the Mitigation, Monitoring and Reporting Program.

(RA 2005-130)

Subitem B. Amend the Redevelopment Agency budget for the City Heights Redevelopment Project and authorize the Executive Director or designee to accept and expend up to \$3,500,000 of the developer advances for the City Heights Square Office/Retail project; expenditure is contingent upon Auditors first supplying an Auditors Certificate.

(RA 2005-130)

Subitem C. Authorize the Executive Director or designee to execute a Disposition and Development Agreement with San Diego Revitalization Corporation for the City Heights Square Office/Retail Project.

(RA 2005-132)

Subitem D. Authorize the Executive Director or designee to execute a Purchase and Sale Agreement with San Diego Revitalization Corporation for the City Heights Square Office/Retail Project.

(RA 2005-131)

Subitem E. Approve the Basic Concept Drawings.

(RA 2005-130)

Subitem F. Authorize the Executive Director or designee to make contingent offers for acquisition of properties for the City Heights Square Office/Retail Project.

See Redevelopment Agency Report no. RA-05-10 and City Manager Report no. CMR-05-094, dated, April 26, 2005.

Council Companion Item no. 331

Staff: Jim LoBue 533-5263

Atty: Sharon Matthews

Adoption

3. City Heights Square Senior Housing Project. (District 3)

(RA 2005-134)

Subitem A. Stating for the record that the Final Mitigated Negative Declaration (MND) No. 40960 has been reviewed and considered prior to approving the project; directing the City Clerk to file a Notice of Determination.

(RA 2005-135)

Subitem B. Approve the Basic Concept Drawings.

(RA 2005-136)

Subitem C. Authorize the expenditure of funds for the City Heights Square Senior Housing Project in an amount not-to-exceed \$7,105,000 from the Centre City Project Areas as an Agency residual receipts loan contribution to the project.

(RA 2005-136)

Subitem D. Authorize the Executive Director or designee to execute a Disposition and Development Agreement with City Heights Square, L.P. for the City Heights Square Senior Housing project.

(RA 2005-138)

Subitem E. Authorize the Executive Director or designee to execute two Purchase and Sale Agreements with San Diego Revitalization Corporation for acquisition of parcels in the project site.

(RA 2005-136)

Subitem F. Authorize the Executive Director or designee to make contingent offers for acquisition of properties for the City Heights Square Senior Housing Project.

(RA 2005-136)

Subitem G. Approve findings of benefit for the use of Centre City housing set aside bond funds outside of the Centre City project area.

See Redevelopment Agency Report no. RA-05-11 and City Manager Report no. CMR-05-095, dated, April 27, 2005.

Council Companion Item no. 332

Staff: Bob Kennedy 533-4276

Atty: Sharon Matthews

Auditor Certificate Number: AC 2500937

Adoption

4. Grantville Redevelopment Project. (District 7)

On April 19, 2005 a joint public hearing to take testimony on the proposed adoption of the Grantville Redevelopment Plan, accept the Report to the City Council and adjourn the joint meeting until May 3, 2005.

(RA 2005-127 Corr. Copy)

Subitem A. Certify the Final Program Environmental Impact Report and Addendum for the Grantville Redevelopment Project and approve findings, adopting a revised Mitigation Monitoring and Reporting Program and adopting a statement of over-riding considerations.

(RA 2005-124)

Subitem B. Approve and Adopt the Grantville Redevelopment Plan and Agency Report to the City Council.

(RA 2005-126)

Subitem C. Approve and Adopt the Rules Governing Participation by Property Owners and Preferences for Businesses to Reenter and authorize submittal to City Council.

(RA 2005-125)

Subitem D. Approve and Adopt Findings that permit the Use of Tax Increment Funds for Low and Moderate Income Housing Outside the Project Area.

See Redevelopment Agency Report no. RA-05-14 and City Manager Report no. CMR-05-099, dated, April 27, 2005.

Council Companion Item no. 337. Rev. 4/28/05 Cor. Council Companion no. **334**

Staff: Tracy Reed 533-7519

Michele St. Bernard 533-4218

Atty: Rachel H. Witt